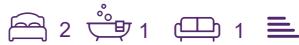
# BEECROFT ESTATES



## 14 Kents Grove

Goldthorpe, Rotherham, S63 9GX

£130,000



Ideal for First-Time Buyers or Investors

Located in a quiet area of Goldthorpe, Rotherham, this well-presented two-bedroom mid-townhouse is ready to move straight in. Offering a potential rental income of approximately £850 PCM, it represents a fantastic opportunity for both first-time buyers and investors alike.

The property benefits from off-road parking, a rear garden, a downstairs WC, and is offered with no upper vendor chain, ensuring a smooth and swift purchase process.



**GROUND FLOOR** 

**ENTRANCE** 

**KITCHEN** 

**LOUNGE** 

**DOWNSTAIRS WC** 

FIRST FLOOR

**LANDING** 

**BEDROOM ONE** 

**BEDROOM TWO** 

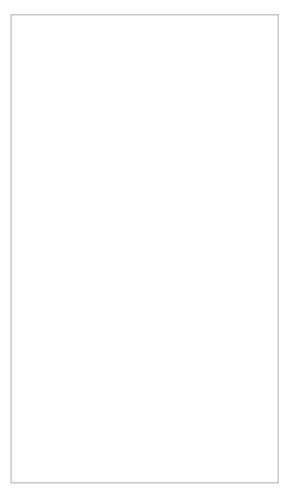
**BATHROOM** 

**OUTSIDE** 

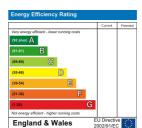
#### Area Map

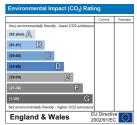


#### Floor Plans



### **Energy Efficiency Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.